

FOR SALE



PROPERTY INFORMATION

PROPERTY TYPE	Development Land
ZONING	RUT
LAND SIZE	±15.34 acres
PARCEL SIZE	2 remaining parcels: ±11.10 & ±4.24
PRICE	\$3,650,000
FRONTAGE	300 ft on Highway 55
TRAFFIC COUNTS	11,174 VPD (10/30/18) Highway 55 N of Beacon Light

HIGHLIGHTS

- Incredible potential for mixed use development
- Fantastic visibility and access on lighted intersection
- One of the last remaining development parcels on Highway 55 with 300 feet of frontage still available
- Surrounded by incredible Valley growth through large residential developments of Dry Creek Ranch, Avimor, Hidden Springs, Cartwright Ranch, and future Spring Valley Ranch

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.



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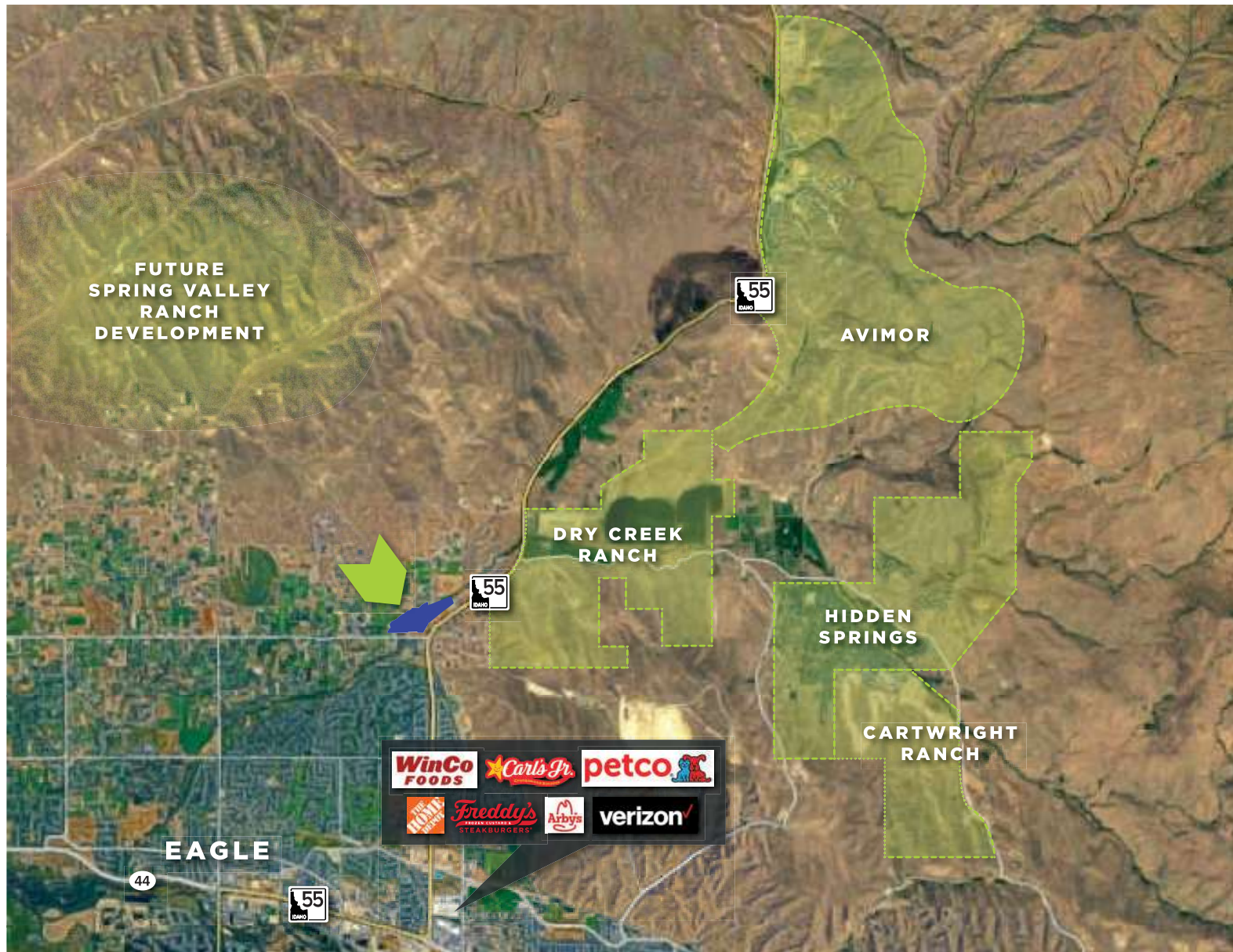
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TBD N BROOKSIDE LN Eagle, ID 83616



Vicinity Aerial with Surrounding Developments



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Wide Valley
Aerial



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